

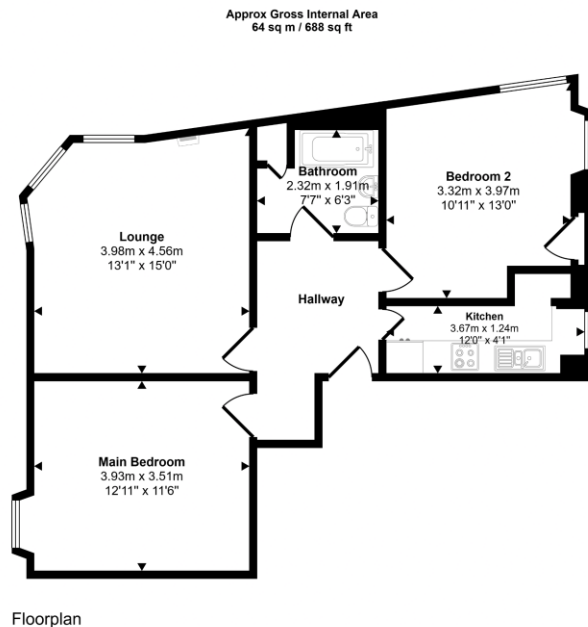
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Flat 4, 45 Canal Street,
Paisley, PA1 2HQ

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	79 C
39-54	E		
21-38	F		
1-20	G		

This traditional Flat occupies the first floor in a highly convenient location on Canal Street. The well-appointed, two bedroom property benefits from a good corner position with open outlooks.

The accommodation comprises of a hallway, spacious living room, galley kitchen with fitted units, tiled splash, oven, gas hob and extractor hood, two double bedrooms, and a tiled bathroom with a white suite.

The property is accessed via a secure door entry system. On the ground floor to the rear is an enclosed, shared garden space which is mostly laid with lawn.

Further benefits include; gas central heating and double glazing.

Canal Street is ideally situated for ease of access to Paisley Town Centre, which offers a wide variety of amenities including shopping, bars, restaurants, cafes and many other leisure activities. Paisley Canal Train Station is only a short walk away and further transport links on the M8 Network, local bus routes and Paisley Gilmour Street Station are also easily accessible. Braehead, Glasgow Airport and the University of West of Scotland are all within a short distance away.

Viewing is highly recommended.



VIEWING

Strictly by appointment with selling agents, by calling 0141 887 5271

OFFERS

All offers should be submitted to: paisleyea@walkerlaird.co.uk

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Paisley

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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.